



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

July 21, 2011

TO: David Shen and Kathy Maholtz, Development Services Group
Washington Suburban Sanitary Commission

Katherine Nelson, Area 3 Planning Team
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Gene von Gunten, Well and Septic Section
Department of Permitting Services

FROM: Alan Soukup, Sr. Planner
Water and Wastewater Policy Group, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2011-Q4 REVIEW GROUP

Posted to www.montgomerycountymd.gov/waterworks is a PDF that includes 7 individual water/sewer service area category change requests for your review and comment. These requests will be considered as proposed amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan. I would greatly appreciate receiving your review comments on these requests no later than Monday, August 22, 2011.

The next administrative hearing, AD 2011-2, is tentatively scheduled for **Monday, October 3, 2011, at 10:30am** at DEP's offices at 255 Rockville Pk., Rockville. We expect to transmit the next packet of category change requests, to the Council in November 2011, which we expect will include requests from this review group. We will advise you of the Council's hearing date and review schedule at that time.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Potential Administrative Action Requests

WSSCR 11A-CLO-03 (Sandy Spring Friends Meeting)
WSSCR 11A-POT-06 (Dickson)
WSSCR 11A-TRV-07 (Scott)

Potential Council Action Requests

WSSCR 11A-PAX-01 (Getachew & Wubet)
WSCCT 11A-TRV-06 (Glenstone Foundation)
WSSCR 11A-TRV-08 (Kapoor)

Action Course Pending Review

WSSCR 11A-DNT-01 (Latimer)

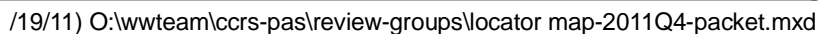
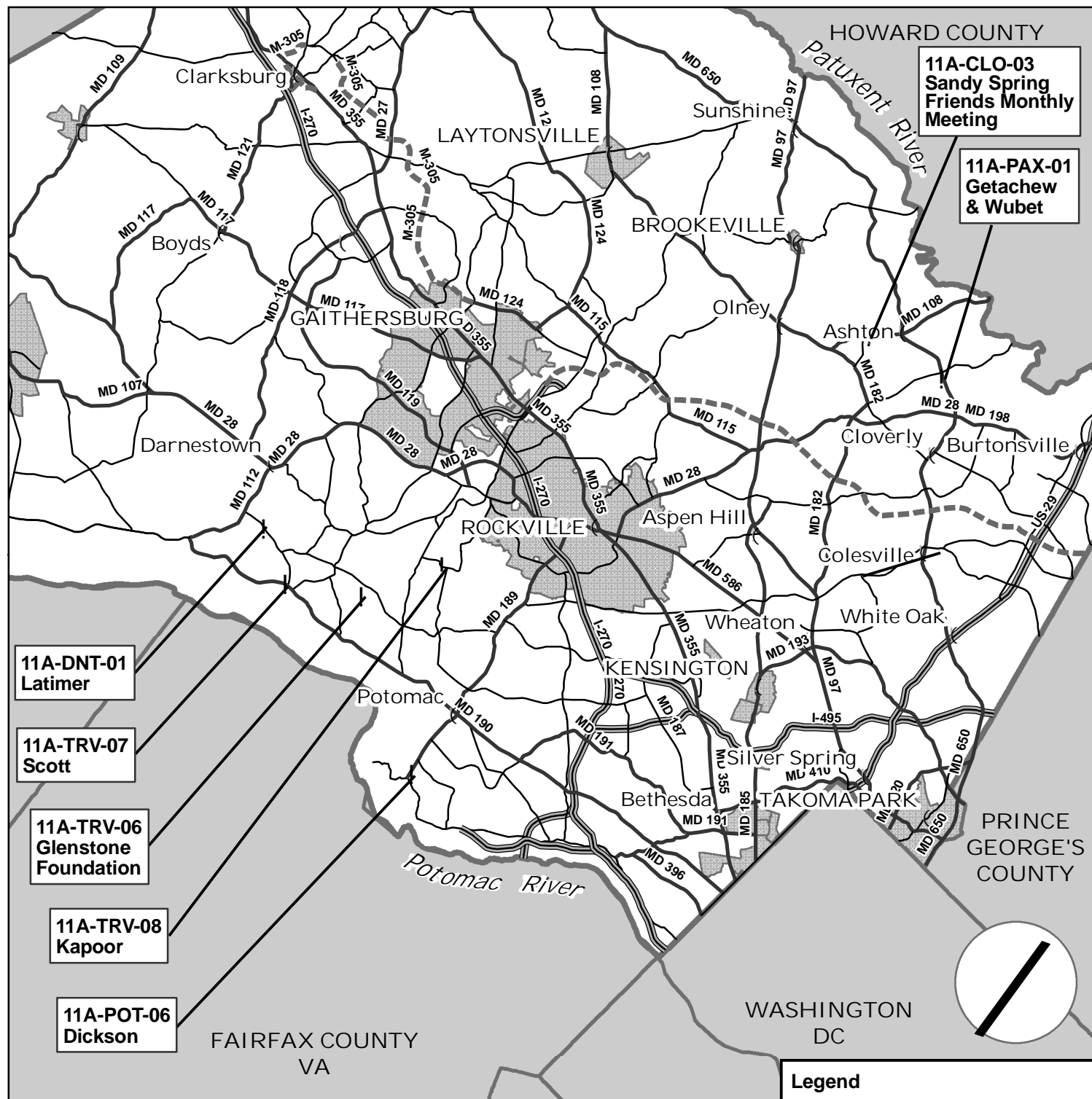
Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning the following category change requests or the review schedules.

ADS: ads/

R:\Programs\Water_and_Sewer\Projects\CCRs\2011CCR-review process\2011-Q4\agency-review-notice--2011-Q4.doc

cc: Dave Lake, DEP-WWPG
Keith Levchenko, County Council
John Carter, Area 3 Planning Team, M-NCPPC
Mary Dolan, Functional Planning Team, M-NCPPC
Mike Harmer, Development Services, WSSC
Ray Anderson, Water Management Administration, MDE
Laverne Gray, MDP
Category Change Request Applicants

2011 Fourth Quarter Agency Review Packet: Map Amendment Locator



WSSCR 11A-CLO-03: Sandy Spring Monthly Meeting of Religious Society of Friends

Anticipated Action Path: Administrative Delegation Group AD 2011-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification	
<ul style="list-style-type: none">• 612 & 704 Olney Sandy Spring Rd., Sandy Spring• (See below for additional property information)• Map tile: WSSC – 224NW01; MD – JT32• South side of Olney Sandy Spring Rd. (MD 108) opposite and east of Skymeadow Way• R-200 Zone; 35,690 sq.ft. (0.82 ac.)• Cloverly - Norwood Planning Area Sandy Spring - Ashton Master Plan (1998)• Northwest Branch Watershed (MDE Use IV)• <u>Existing use</u>: single-family house (to be removed) <u>Proposed use</u>: church school building; prelim. plan no. 120110360, "Sandy Spring Monthly Meeting House"	Service Area Categories:	
	<u>Existing</u>	<u>Requested</u>
	W-6	W-1
	S-6	S-1
	<u>Applicant's Explanation</u>	
	"Development plans for the site call for a new Sunday school building. A nearby sewer main is accessible across property owned by the Sandy Spring Monthly Meeting House. Public sewer is needed to allow for the development of the new Sunday School building."	
<u>Address</u>	<u>Property I.D.</u>	<u>Dist.-Acct. No.</u>
612 Olney Sandy Spring Rd.	Parcel P446, Pt Lot in Sandy Spring	08-00705165
704 Olney Sandy Spring Rd.	Parcel P391, Olney District	06-03676467

DEP Note: WSSC – The applicant has proposed to provide sewer service to the new building from a sewer main already on the project site. (Refer to preliminary plan no. 120110360.)

Agency Review Comments

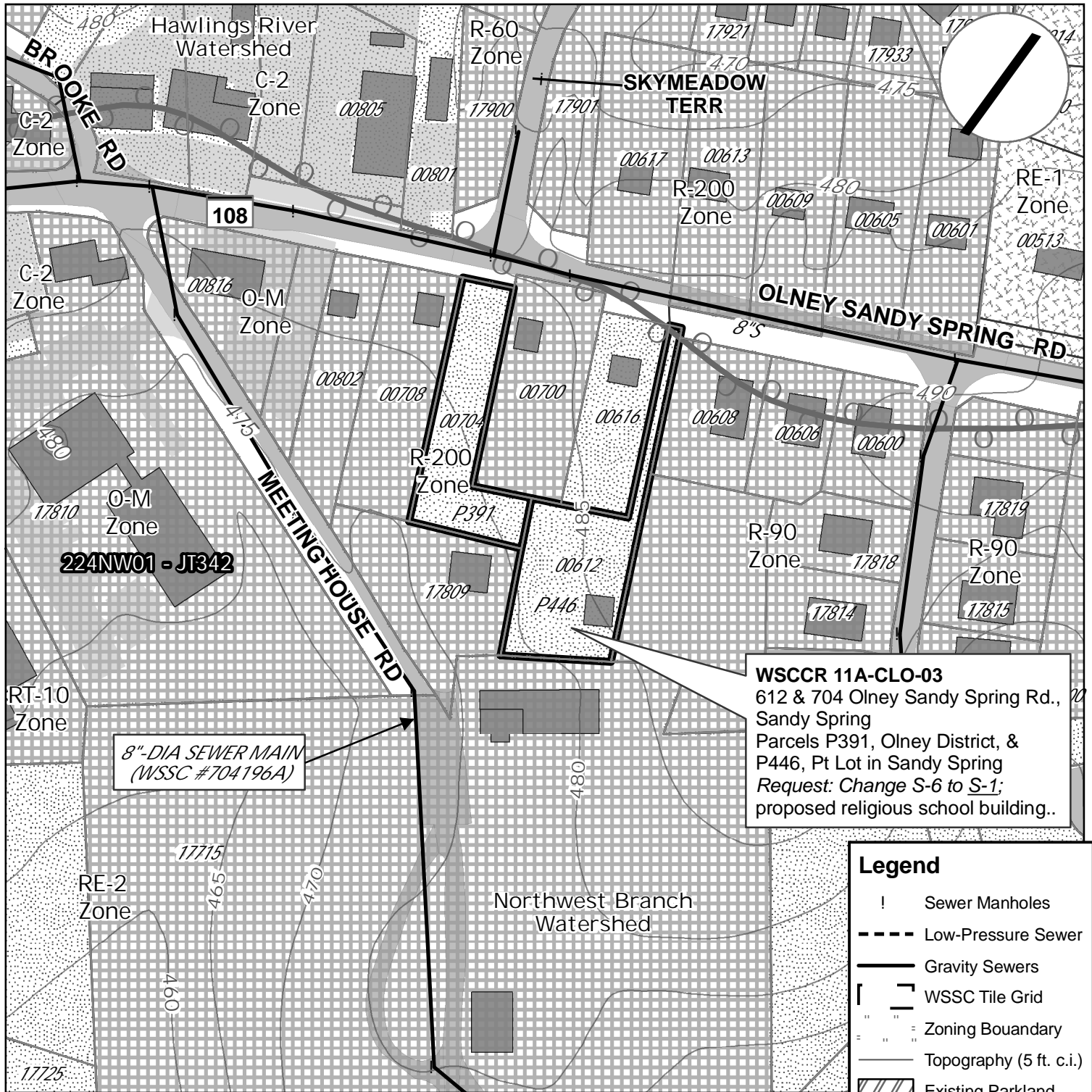
DPS – Well & Septic:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Catagories Map: WSCCR 11A-CLO-03 **(Sandy Spring Monthly Meeting of Religious Society of Friends)**



Legend

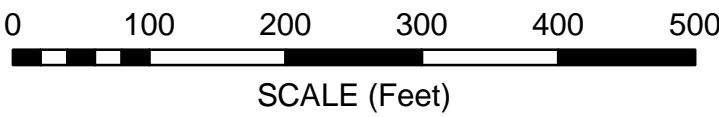
- ! Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- [] WSSC Tile Grid
- == Zoning Bouandary
- Topography (5 ft. c.i.)
- [] Existing Parkland

Sewer Categories

- [] S-1
- [] S-3
- [] S-4
- [] S-5
- [] S-6



DEP
Water and Wastewater
Policy Group



Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan

11A-CL0-03
Sandy Spring
Friends Meeting

2) Property/Site Description and Development:Address 612 & 704 Olney - Sandy Spring Rd. (612) (704)Property's TAX ID # (please provide, if known) 08-00705165 & 08-00708454Property/Site Size 20,840 & 14,850 sq. ft. Identification (ie, Parcel #) P446 & P391Location/Closest cross-street 400' E of Intersection w/ Meeting House Rd.Current Use SFH Proposed Use Church Sunday School buildingSubdivision Plan No. & Status Prelim Plan # 120110360, DRC meeting on 7/25/11

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):Current Water Category: W-1 Requested Water Category: W-1 ☐ OR No Change ☐ Multi-Use ☐ Shared ☐Current Sewer Category: S-1 Requested Sewer Category: S-1 ☐ OR No Change ☐ Multi-Use ☐ Shared ☐**4) Reason for request; state current use of site and intended change in usage, if any:**

Development plans for the site call for, a new
Sunday School building.

A nearby sewer main is accessible across
property owned by the Sandy Spring Monthly
Meeting House.

Public sewer is needed to allow for the development
of the new Sunday School Building.

Note: Continue on a separate page, if necessary

DEP Staff Use OnlyReceipt Acknowledged: ☒ Email OR ☐ US Mail

Water

Sewer

WSSC Tile

224NW01

Tax Map

JT 342

Plan No.

120110360-

Process

AD

Master Plan

Sandy Spring Ashton (1990)

Planning Area

Clowdy - Norwood

Zoning

R-200

Zoning Activity

-

Watershed

Northwest Br.

CSPS Subwatershed

State Watershed Use Class

IV

GIS File

WSSCR 11A-DNT-01: Richard & Nicole Latimer

Anticipated Action Path: Undecided (see DEP note below)

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 13801 Esworthy Rd., Darnestown • Parcel P438, Grubby Thicket Etc • District 06, acct. no. 00388385 • Map tile: WSSC – 218NW14; MD – ER22 • Northeast site of Esworthy Rd. west of Query Mill Rd. • RE-2 Zone; 5.64 acres • Darnestown Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: single-family house (built 1948) • <u>Proposed use</u>: garage addition and sewer service for the existing house 	<p>Service Area Categories:</p> <table> <tr> <th>Existing</th><th>Requested</th></tr> <tr> <td>W-6</td><td>W-6 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p>Applicant's Explanation</p> <p>"There is no septic record/plan currently with the County and no known location map on file. The current and future usage is a residential home. We have questions about the age and future reliability of the current septic system which was built in 1948. We have plans to build an attached garage which would interfere with the current septic tank and field. In short, the septic system needs to be replaced. A sewer line is directly adjacent to our property. We would like to tap into the existing line."</p>	Existing	Requested	W-6	W-6 (No Change)	S-6	S-1
Existing	Requested						
W-6	W-6 (No Change)						
S-6	S-1						

DEP Note: WSSC - We request that, as part of your review, WSSC-DSG staff provide a copy of the design plan for the portion of the 8"-dia. sewer main near this property (contract no. 783683A). We need to verify whether or not the sewer main or easement abuts the subject parcel. This will likely determine whether this request is handled under the AD 2011-2 administrative group or with the Nov. 2011 Council packet.

Agency Review Comments

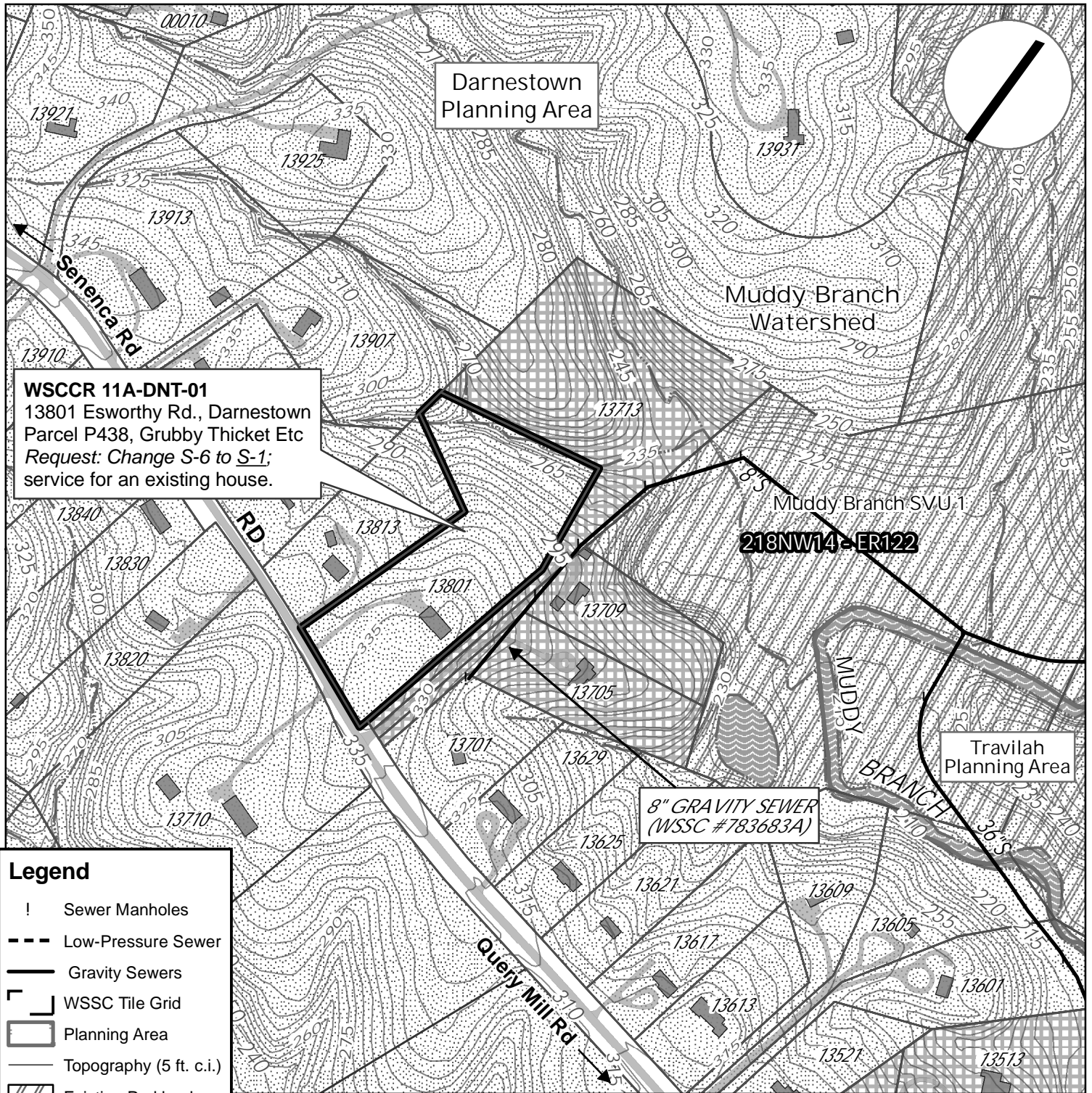
DPS – Well & Septic:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map WSSCR 11A-DNT-01 (Richard & Nicole Latimer)



Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

WSSCR 11A-PAX-01: Samson Getachew & Solomon Wubet

Anticipated Action Path: County Council November 2011 Packet

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 16900 Block of New Hampshire Ave, Cloverly• Outlot A, Block B, Glencoe• District 05, acct. no. 01680377• Map tile: WSSC – 223NE01; MD – JT61• East side of New Hampshire Ave. (MD 650) south of Ednor Rd.• RC Zone; 2.00 acres• Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997)• Lower Patuxent River Watershed (MDE Use I)• <u>Existing use</u>: unimproved outlot <u>Proposed use</u>: one single-family house	<p>Service Area Categories:</p> <table><tr><th><u>Existing</u></th><th><u>Requested</u></th></tr><tr><td>W-1</td><td>W-1 (no change)</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p>Applicant's Explanation</p> <p>"Currently the property is a vacant lot with W-1 and S-6. We would like a change to S-1 so we can connect to public sewer system and build a single family dwelling."</p>	<u>Existing</u>	<u>Requested</u>	W-1	W-1 (no change)	S-6	S-1
<u>Existing</u>	<u>Requested</u>						
W-1	W-1 (no change)						
S-6	S-1						

DEP Note: WSSC - The applicants anticipate building a sewer extension south along New Hampshire Ave. to the existing 8"-dia. main in front of Immanuel's Church. DEP-WWPG staff have advised them that, based on the available topography, this may require the use of an on-site grinder pump and a low-pressure main extension.

Agency Review Comments

DPS:

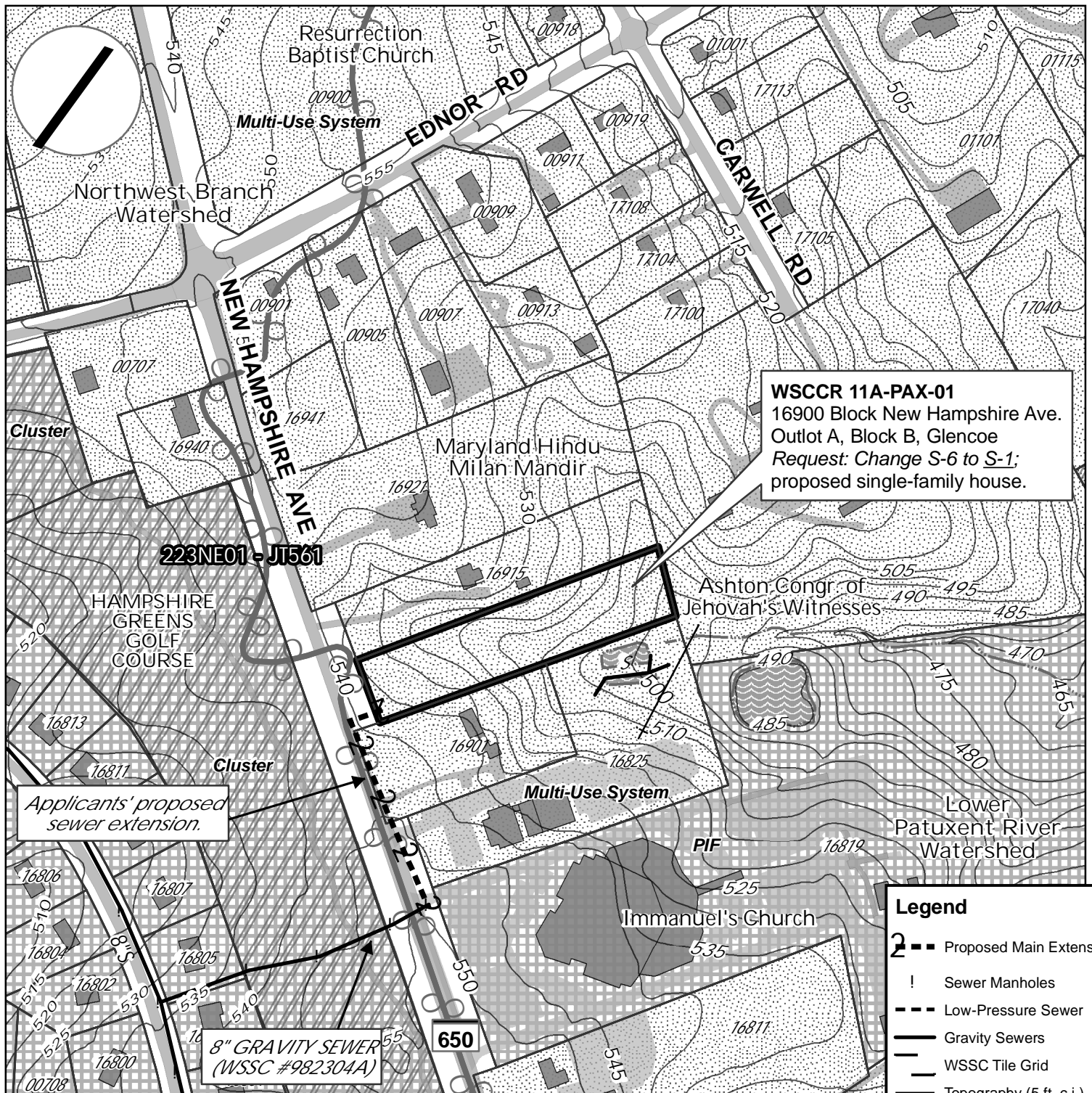
M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Catagories Map

WSSCR 11A-PAX-01 (Samson Getachew & Solomon Wubet)



0 100 200 400 600 800 1,000

SCALE (Feet)

Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan

DEP
 Water and Wastewater
 Policy Group

2) Property/Site Description and Development:

Address 16915 (Block-B) New Hampshire Ave, Silver Spring MD 20905
 Property's TAX ID # (please provide, if known) 01680377
 Property/Site Size 2.0000 Acre Identification (ie, Parcel #) _____
 Location/Closest cross-street _____
 Current Use Vacant lot Proposed Use Single Family dwelling
 Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-1 Requested Water Category: W-1 ☒ OR No Change ☐ Multi-Use ☐ Shared ☐
 Current Sewer Category: S-6 Requested Sewer Category: S-1 ☒ OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

- Currently the property is a vacant lot. With W-1 and S-6. We would like a change to S-1 so we can connect to public sewer system and build a single family dwelling.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: ☒ Email OR ☐ US Mail

Water

Sewer

WSSC Tile

223NE01

Tax Map

JT561

Plan No.

—

Process

Council

Master Plan

~~Fairland (1997)~~ Cloverly (1997)

Planning Area

Lower Patuxent

Zoning

RC

Zoning Activity

—

Watershed

Patuxent R.

CSPS Subwatershed

State Watershed Use Class I

GIS File

WSSCR 11A-POT-06: Charles Dickson, Jr.

Anticipated Action Path: Administrative Delegation Group AD 2011-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 11007 Chandler Rd., Potomac • Lot 10, Block 1, Fawsett Farms • District 10, acct. no. 00867462 • Map tile: WSSC – 210NW11; MD – FN23 • North side of Chandler Rd. West of Rock Run Dr. • R 200 Zone; 44,349 sq.ft. (1.02 ac.) • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1961) • <u>Proposed use</u>: possible addition to or replacement of the existing house 	<p>Service Area Categories:</p> <table> <tr> <th><u>Existing</u></th><th><u>Requested</u></th></tr> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p>Applicant's Explanation</p> <p>"To permit possible future improvement to the existing house and/or replacement of the existing house which is currently served by a septic system. The septic system on the property is old and does not meet current standards and there is no established reserve area. Further, there is limited potential for replacement septic on this lot due to topographic matters and an apparent high water table. A short extension of an existing WSSC pressure sewer line would permit connection to public sewer."</p>	<u>Existing</u>	<u>Requested</u>	W-1	W-1 (no change)	S-6	S-1
<u>Existing</u>	<u>Requested</u>						
W-1	W-1 (no change)						
S-6	S-1						

DEP Note: WSSC - The applicant is seeking a sewer main extension southeast along Chandler Rd. to an existing 1-1/4"-dia. low-pressure main (contract no. 054175Z).

Agency Review Comments

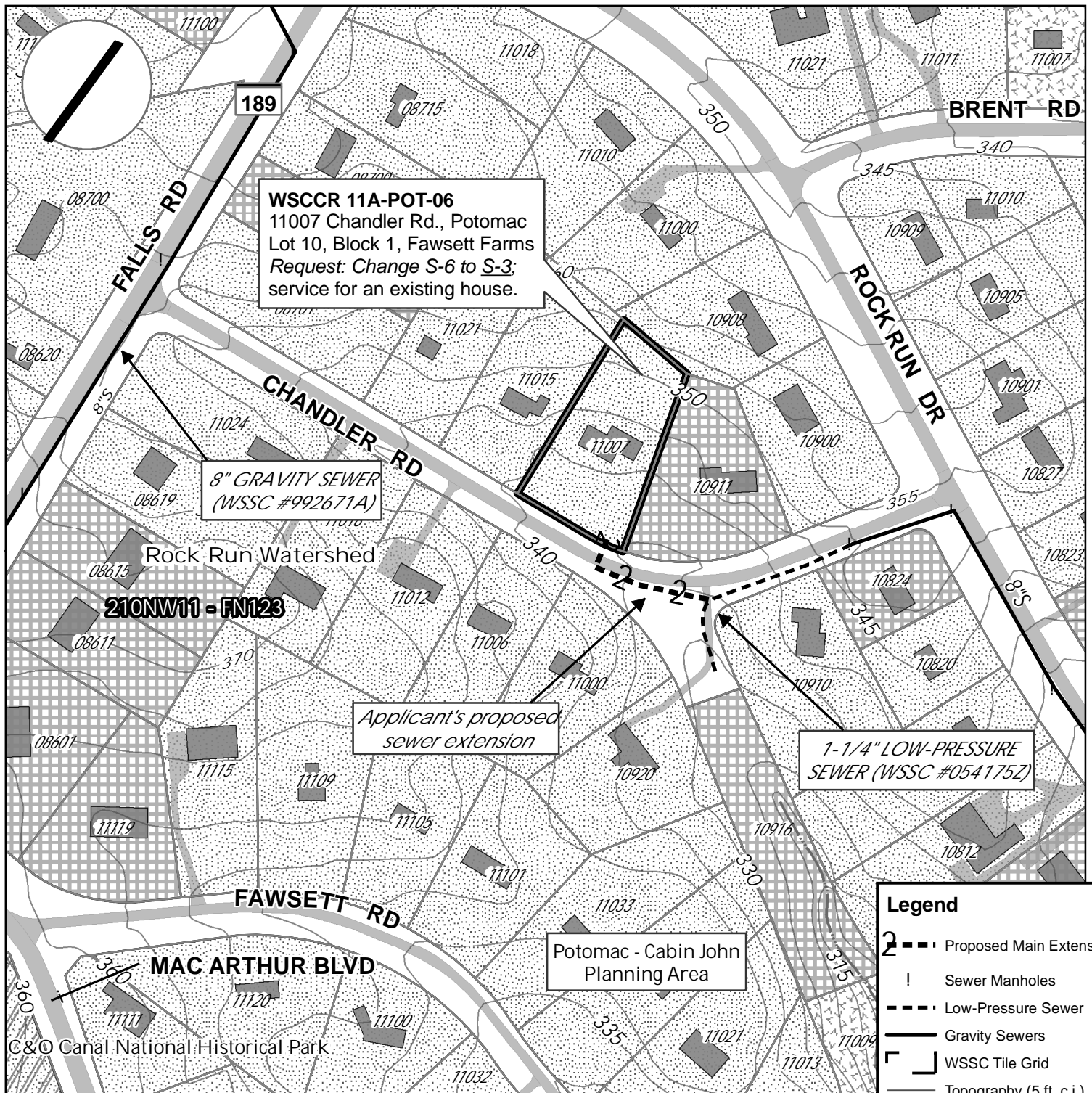
DPS:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map WSSCR 11A-POT-06 (Charles Dickson Jr.)



Legend

- 2 --- Proposed Main Extension
- ! Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Parkland

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



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Water and Wastewater
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0 100 200 400 600 800

SCALE (Feet)

Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan

2) Property/Site Description and Development:

Address: 11007 Chandler Road

Property's TAX ID # (please provide, if known): 10-867462

Property/Site Size: 44,349 SF Identification (ie, Parcel #): Lot 10, Block 1, Fawsett Farms

Location/Closest cross-street: Rock Run Drive

Current Use: Residence Proposed Use: Residence

Subdivision Plan No. & Status: N/A

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-3 Requested Water Category: W-3 OR No Change ☐ Multi-Use ☐ Shared ☐

Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

To permit possible future improvement to the existing house and/or replacement of the existing house which is currently served by a septic system. The septic system on the property is old and does not meet current standards and there is no established reserve area. Further, there is limited potential for replacement septic on this lot due to topographic matters and an apparent high water table. A short extension of an existing WSSC pressure sewer line would permit connection to public sewer.

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water

Sewer

WSSC Tile

210NW11

Tax Map

FW 123

Plan No.

Process

AD

Master Plan

Potomac Subregion (2002)

Planning Area

Potomac-Cabin John

Zoning

R-200

Zoning Activity

-

Watershed

Rock Run

CSPS Subwatershed

State Watershed Use Class I

GIS File

WSSCR 11A-TRV-06: Glenstone Foundation (Mitchell Rales)

Anticipated Action Path: County Council November 2011 Packet

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">12002, 12204, & 12702 Glen Rd., Potomac(See below for additional property information)Map tile: WSSC – 216NW12; MD – EQ63South side of Glen Rd. opposite Greenbriar Rd.RE-2 Zone; 127.7 acresTravilah Planning Area Potomac Subregion Master Plan (2002)Watts Branch Watershed (MDE Use I)<u>Existing use</u>: museum, private residence, agricultural<u>Proposed use</u>: expansion of existing museum use (residential and agricultural uses to remain)	<p>Service Area Categories:</p> <table><tr><th>Existing</th><th>Requested</th></tr><tr><td>W-6</td><td>W-6 (no change)</td></tr><tr><td>S-6</td><td>S-3</td></tr></table> <p>Applicant's Explanation</p> <p>(summarized from applicant's May 6, 2011, letter – attached)</p> <p>The applicant has proposed an expansion of an existing art museum, with the construction of a second building and additional outdoor exhibits. Public sewer service is being sought to avoid the need for large septic fields that according to the foundation could compromise the siting of the museum expansion and landscape and environmental initiatives. Sewer service would be provided by a dedicated low-pressure main extension through the site and along Lake Potomac Dr. to an existing gravity sewer main at Great Elm Dr. The foundation seeks approval of the request under the private institutional facilities (PIF) policy in the Water and Sewer Plan.</p>	Existing	Requested	W-6	W-6 (no change)	S-6	S-3
Existing	Requested						
W-6	W-6 (no change)						
S-6	S-3						
Address	Property I.D.	Dist.-Acct. No.					
12002 Glen Rd.	Pt. Lot 3 (Par. N766), Oak Grove	06-03039982					
12204 Glen Rd.	Lot 4 (Par. N583), Oak Grove	06-03676467					
12703 Glen Rd.	Parcel P527, Belmont	06-00390652					
Glen Rd.	Parcel P600, Belmont	06-02718853					
Glen Rd.	Pt. Lot 3 (Par. N547), Oak Grove	06-03412381					

DEP Note: This request will be considered under the private institutional facilities (PIF) policy. WSSC - The applicant has proposed the extension of sewer service to the site via a dedicated, low-pressure main extension to an existing 12"-dia. gravity main at Great Elm Dr. (contract no. 919015B). (Please see the attached sewer extension map.)

Agency Review Comments

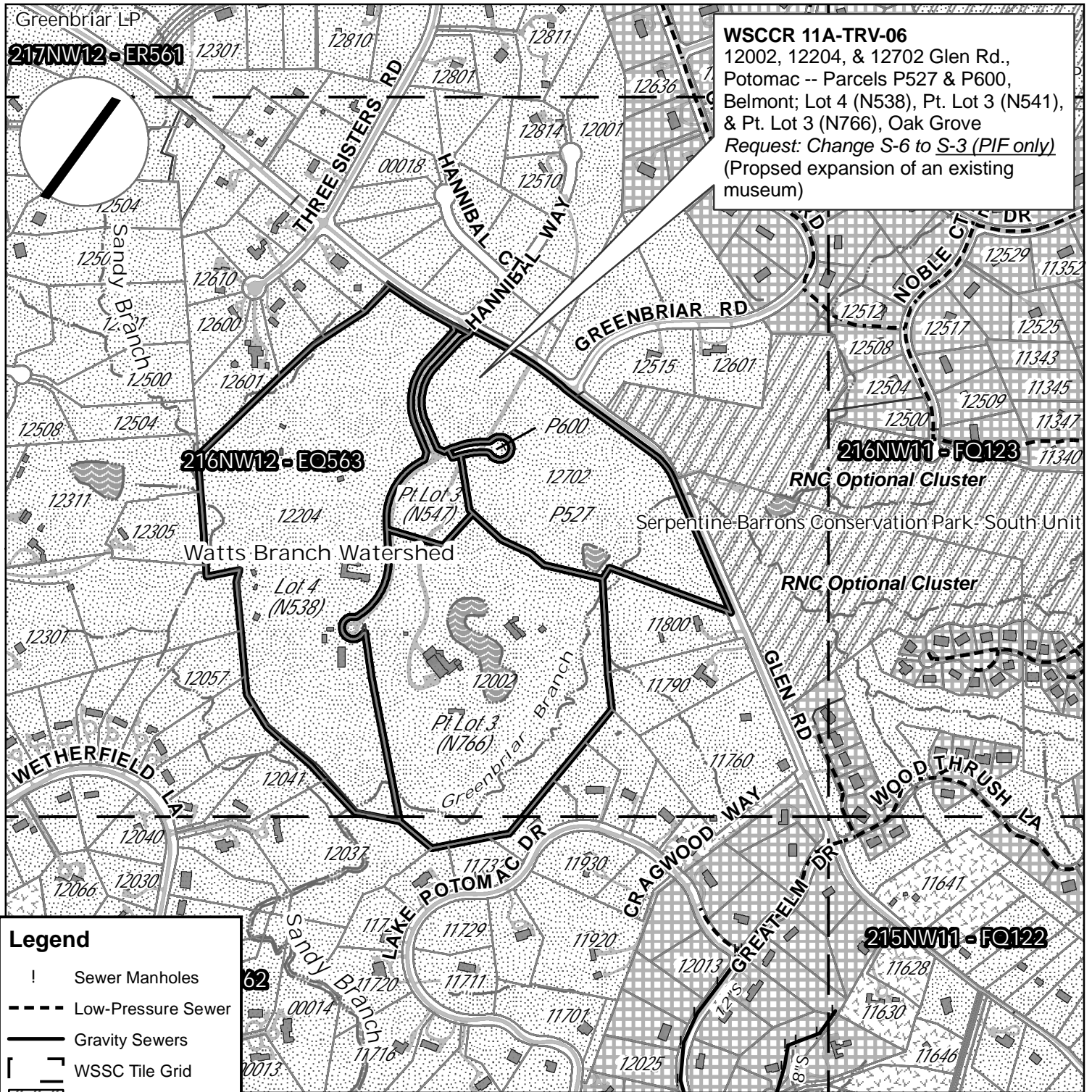
DPS:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map WSSCR 11A-TRV-06 (Glenstone Foundation)



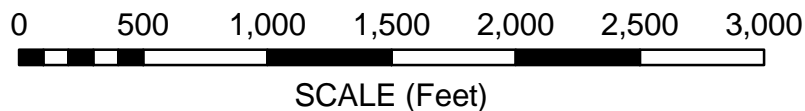
Legend

- ! Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Existing Parkland

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6

Travilah Planning Area



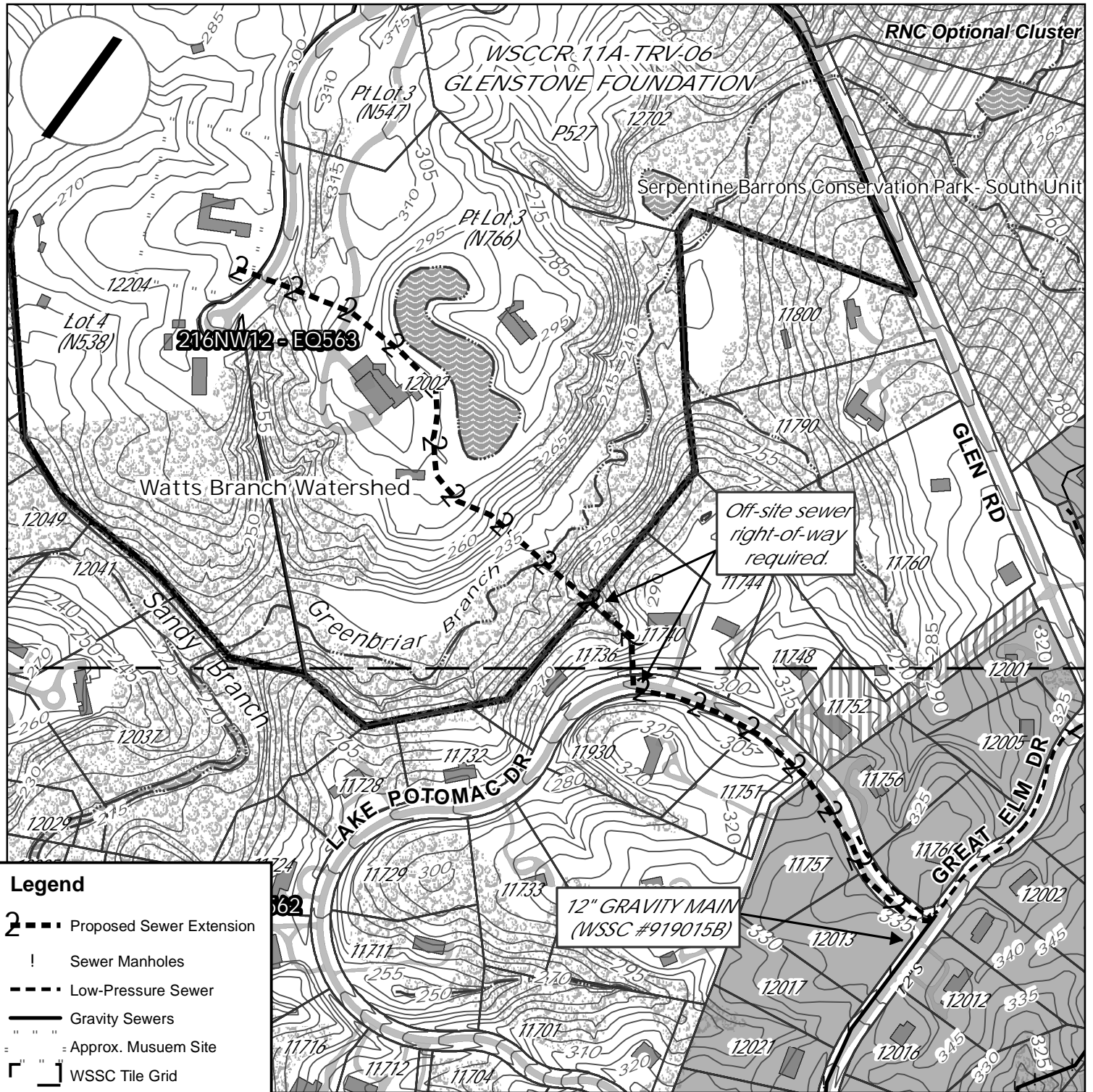
Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

Sewer Service Area Categories Map

WSSCR 11A-TRV-06 (Glenstone Foundation) - Sewer Extension Proposal



Legend

2 --- Proposed Sewer Extension

! Sewer Manholes

--- Low-Pressure Sewer

--- Gravity Sewers

- - - - - Approx. Museum Site

[] WSSC Tile Grid

--- Topography (5 ft. c.i.)

[] Existing Parkland

[] Woodlands

Sewer Categories

[] S-1

[] S-3

[] S-6

Travilah Planning Area

0 200 400 600 800 1,000 1,200 1,400

SCALE (Feet)

Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

2) Property/Site Description and Development:

Address 12002, 12702, AND OTHERS GLEN ROAD ROCKVILLE, MD 20854
Property's TAX ID # (please provide, if known) DISTRICT 06: 03412381, 02718853, 03676467, 00390652, 03039982
Property/Site Size 127.7 Ac Identification (ie, Parcel #) N547, P600, N538, P527, N766
Location/Closest cross-street Greenbriar Road
Current Use RESIDENTIAL/MUSEUM/AGRICULTURAL Proposed Use SAME
Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W- OR No Change ☒ Multi-Use ☐ Shared ☐
Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

SEE ATTACHED LETTER.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: ✓ Email OR _____ US Mail

Water Sewer
WSSC Tile 216NW12
Tax Map EQS63
Plan No. (PENDING)
Process COUNCIL
Master Plan Potomac (2002)
Planning Area Travilah
Zoning RE-2
Zoning Activity —
Watershed Watts Br.
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____

CCRFormJuly05.doc

K:\1501-2000\1654\documents\VM1654A\planning\environmental\Water and Sewer Category Change Application to DEP.doc

11A-TRV-06
Glenstone
Foundation

**LINOWES
AND BLOCHER LLP**
ATTORNEYS AT LAW

May 20, 2011

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

Mr. Alan Soukup
Montgomery County Department of
Environmental Protection
Watershed Management Division
255 Rockville Pike, Suite 120
Rockville, MD 20850-4166

Re: Sewer Category Change Request; 127.7 Acres on Glen Road, Potomac, Maryland; Parcel
Nos. N547 (Tax Account 3412381), P600 (Tax Account 2718853), N538 (Tax Account
3676467), P527 (Tax Account 0390652) and N766 (Tax Account 3039982) ("Property")

Dear Mr. Soukup:

On behalf of our client, Glenstone Foundation ("Foundation" or "Applicant"), we hereby submit
the enclosed application for a Sewer Category Change Request from S-6 to S-3.

THE PROPERTY

The Property, containing 127.7 acres, is located on the west side of Glen Road in Potomac,
Maryland, is zoned RE-2 and is comprised of the above-referenced parcel and tax account
numbers (Exhibit "A"). The Property currently includes a private museum known as Glenstone,
which is available to the public by appointment, and the residence of Mitchell and Emily Rales,
founders of Glenstone.

Glenstone brings a unique cultural asset to Montgomery County. It provides an exceptional re-
source and learning experience for those who wish to appreciate art, architecture and landscap-
ing. As expressed in Glenstone's Mission Statement, Glenstone seamlessly integrates art, archi-
tecture, and landscape into a serene and contemplative environment to form a unique connection
between the art and visitors' (Exhibit "B").

THE APPLICATION

The existing uses on the Property are served by septic systems. The Foundation proposes to ex-
pand the museum with the construction of a new museum building. In connection with the plan-
ning of that new facility, the Foundation seeks to connect to the public sewer system to avoid
creation of additional large septic fields on the Property that would compromise the siting of the

LINOWES
AND **BLOCHER LLP**
ATTORNEYS AT LAW

Mr. Alan Soukup
May 20, 2011
Page 2

museum and planned works of sculpture, as well as the landscape and many environmental initiatives. The Property is currently served by an on-site well system. The Applicant is not seeking to change the current water category (W-6) or to hook up to the public water system.

Although not in the existing sewer envelope, the Property is proximate to it and in close proximity to existing sewer mains (Exhibit "C"). The Foundation has retained the civil engineering services of VIKA Maryland, LLC, to investigate the various alternative routes by which the Property could access public sewer service. The preferred route would provide for an on-site pump and low-pressure small diameter sewer main exiting the Property from the south and into Lake Potomac Drive for a distance of approximately 1,000 feet to an existing gravity sewer manhole also located in Lake Potomac Drive (Exhibit "D").

The Foundation has qualified for a federal tax exemption under the provisions of Section 501 of Title 26 of the United States Code (Internal Revenue Service) (Exhibit "E"). It is planned that the Foundation will own the new museum building if the category change is granted and the project goes forward. As such, the Foundation is seeking the subject sewer service category change and access to the public sewer system pursuant to Chapter 1, Section (II) (E) (4), "Community Service for Private Institutional Facilities," of the County's approved Ten Year Comprehensive Water Supply and Sewerage Systems Plan ("Ten Year Plan"). This Section of the Ten Year Plan is typically referred to as the PIF Policy.

PIF POLICY

The Application conforms to the terms and provisions of the PIF Policy. The relevant sections of the PIF Policy in part provide as follows:

- b. **"Facilities Located Outside the Community Service Envelopes** – For existing or proposed PIF uses located outside the acknowledged water and/or sewer envelopes, the County Council shall consider requests for the provision of community service for PIF uses according to the following criteria:

- i. * * *

- ii. **Sites Requiring New Water and/or Sewer Mains Extensions** – For cases where the provision of community service for a PIF use requires new water and/or sewer mains, the following criteria shall apply:

- For existing PIF uses service area category amendments may be approved for sites only where required

LINOWES
AND **BLOCHER LLP**
ATTORNEYS AT LAW

Mr. Alan Soukup
May 20, 2011
Page 3

water and/or sewer main extensions do not threaten to open undeveloped land to development contrary to the intent of the relevant local area master plan.

* * *

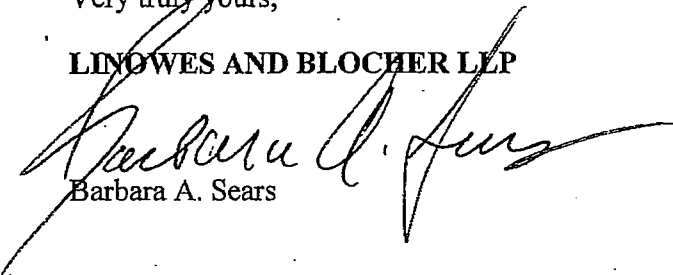
- c. **Main Extensions for PIF Uses** – Main extensions outside the acknowledged community service envelopes, where required, shall be designated 'Limited Access' consistent with the Limited Access Water and Sewer Mains Policy. Where community sewer service for a PIF use will be provided by low pressure mains, those mains shall be dedicated only to that PIF use and generally not eligible for additional service connections...."

As indicated, Glenstone is located outside the sewer service envelope and is an existing PIF use. The PIF Policy allows for a service area category change where, as in this case, the sewer main extension does "not threaten to open undeveloped land to development, contrary to the intent of the relevant local area master plan." As you can see from Exhibit "D", the proposed sewer alignment, as it exits the Property, would progress down Lake Potomac Drive to an existing WSSC gravity sewer manhole. The alignment would not "threaten to open undeveloped land to development" for two important reasons. First, as depicted on Exhibit "D", the proposed pressure main would abut subdivided lots on Lake Potomac Drive that are already developed with single family homes. Second, the proposed sewer extension would be in the form of low pressure sewer and would, therefore, be dedicated solely to the use of Glenstone as a restricted line. Thus, even if the properties which abut the proposed sewer main extension on Lake Potomac Drive were in fact unimproved and undeveloped, they would not be able to hook into this dedicated low pressure sewer main.

For all of the above reasons, the Foundation respectfully submits that its request for a sewer category change conforms to the provisions outlined in the Ten Year Plan and should, therefore, be granted. Thank you for your assistance in this matter. Should you have any additional questions or concerns, please do not hesitate to contact me. The Applicant looks forward to working with you and the Council as this application undergoes further consideration.

Very truly yours,

LINOWES AND BLOCHER LLP


Barbara A. Sears

Enclosures

11A-TRJ-06
Glenstone

LINOWES
AND **BLOCHER** LLP
ATTORNEYS AT LAW

Mr. Alan Soukup

May 20, 2011

Page 4

cc: Mitchell Rales
Emily Rales
Tony Cervený
Anita Ayerbe
Charles A. Irish, Jr.



GLENSTONE

11A-TRV-06
Glenstone
Foundation

Mission

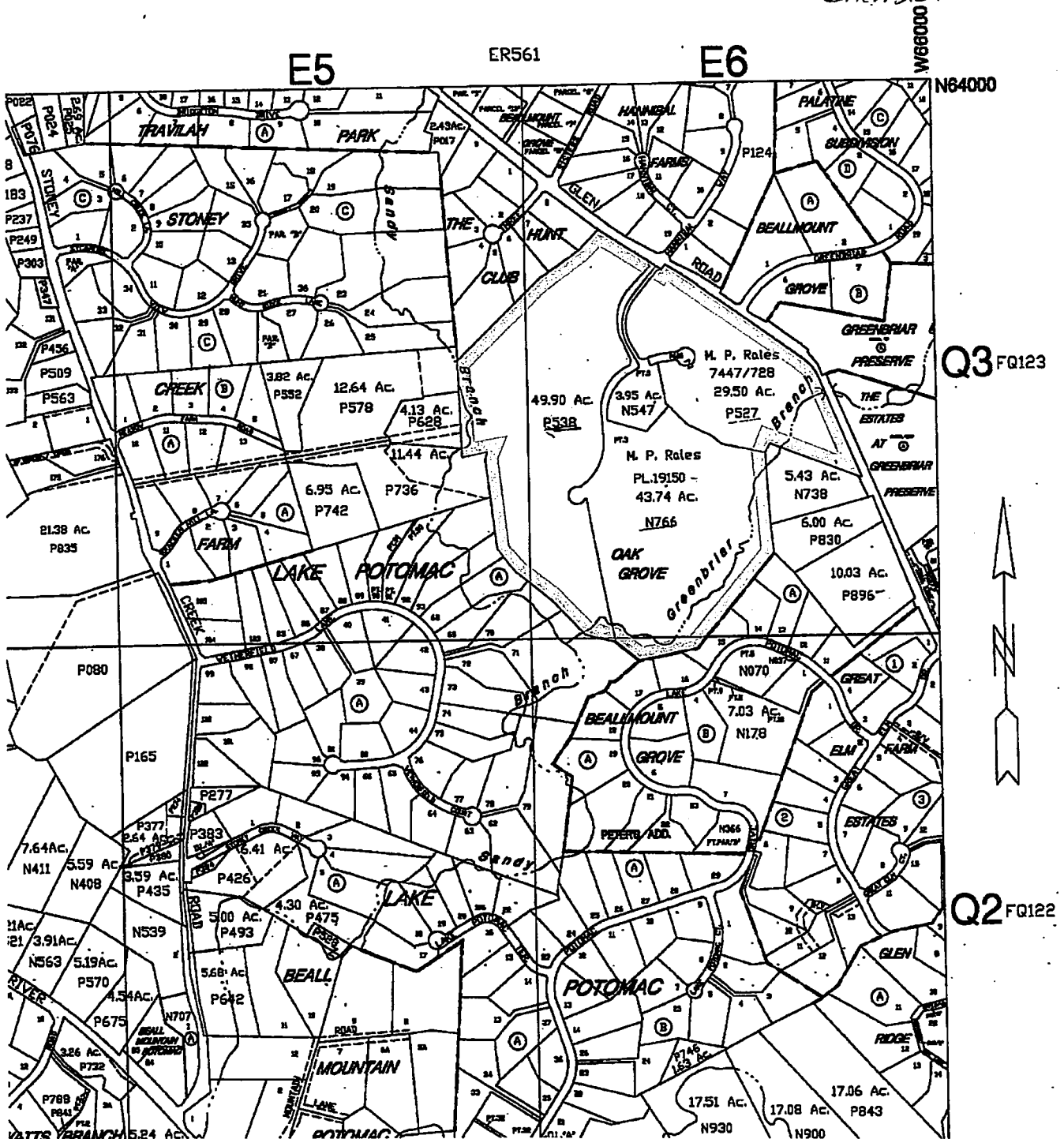
Glenstone seamlessly integrates art, architecture, and landscape into a serene and contemplative environment to form a unique connection between art and visitor. It expresses the personal vision of its founders by assembling and presenting post-World War II art of the highest quality in a series of refined architectural and outdoor spaces. These settings exist to exhibit works of art—created from 1945 through the lifetime of Glenstone's founders—that represent the greatest historical shifts in how art is seen and experienced.

Core Values

- Continuous improvement as a way of life
- Connoisseurship in art, architecture, landscape, and aesthetic experiences
- Unequivocal excellence in everything we do
- Intellectual integrity and honesty
- Long-term defines the way we think

Vision of Glenstone in 25 Years

- Glenstone will be recognized as having created a new museum model, and will be considered an essential experience for anyone with a serious interest in postwar art.
- While established art museums such as Museum of Modern Art may possess more works, none will surpass Glenstone in its unique combination of consistent quality, thoughtful presentation, and intimacy of the overall experience.
- Every work in Glenstone's collection will be acknowledged as among the very best and most significant examples of the artist's achievement.
- Glenstone's architecture will consist of the most refined physical settings, with each building existing first and foremost in service to the art, and second as a testament to the vision of the architect who created it.
- The landscape will be known as the definitive environment for art outdoors, enhancing the art and architecture and encouraging self-directed exploration and discovery.
- Glenstone will be a living legacy of the vision, connoisseurship, dedication and public-mindedness of its founders.

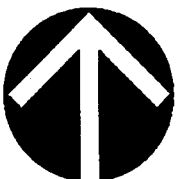


MAP EQ
MONTGOMERY COUNTY MARYLAND

Glenstone II
Rockville, Maryland

Exhibit A

Tax Map
For Sewer Category Change Request



WSSCR 11A-TRV-07: Victor Scott

Anticipated Action Path: Administrative Delegation Group AD 2011-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 10 Travilah Terr., Potomac• Lot 20, Esworthy Estates• District 06, acct. no. 01971957• Map tile: WSSC – 216NW13; MD – EQ33• Cul-de-sac end of Travilah Terr. (with frontage River Rd. (MD 190) and Esworthy Rd.)• RE-2 Zone; 2.02 acres• Travilah Planning Area Potomac Subregion Master Plan (2002)• Muddy Branch Watershed (MDE Use I)• Existing use: single-family house (built 1982) Proposed use: no change, water service for the existing house	<p>Service Area Categories:</p> <table><tr><th>Existing</th><th>Requested</th></tr><tr><td>W-6</td><td>W-1</td></tr><tr><td>S-6</td><td>S-6 (no change)</td></tr></table> <p>Applicant's Explanation</p> <p>"Exploring the possibility of switching to WSSC from a well."</p>	Existing	Requested	W-6	W-1	S-6	S-6 (no change)
Existing	Requested						
W-6	W-1						
S-6	S-6 (no change)						

DEP Note: WSSC – Please note your earlier confirmation that the house can be served by a connection to the abutting 16"-dia. water main on River Rd.

Agency Review Comments

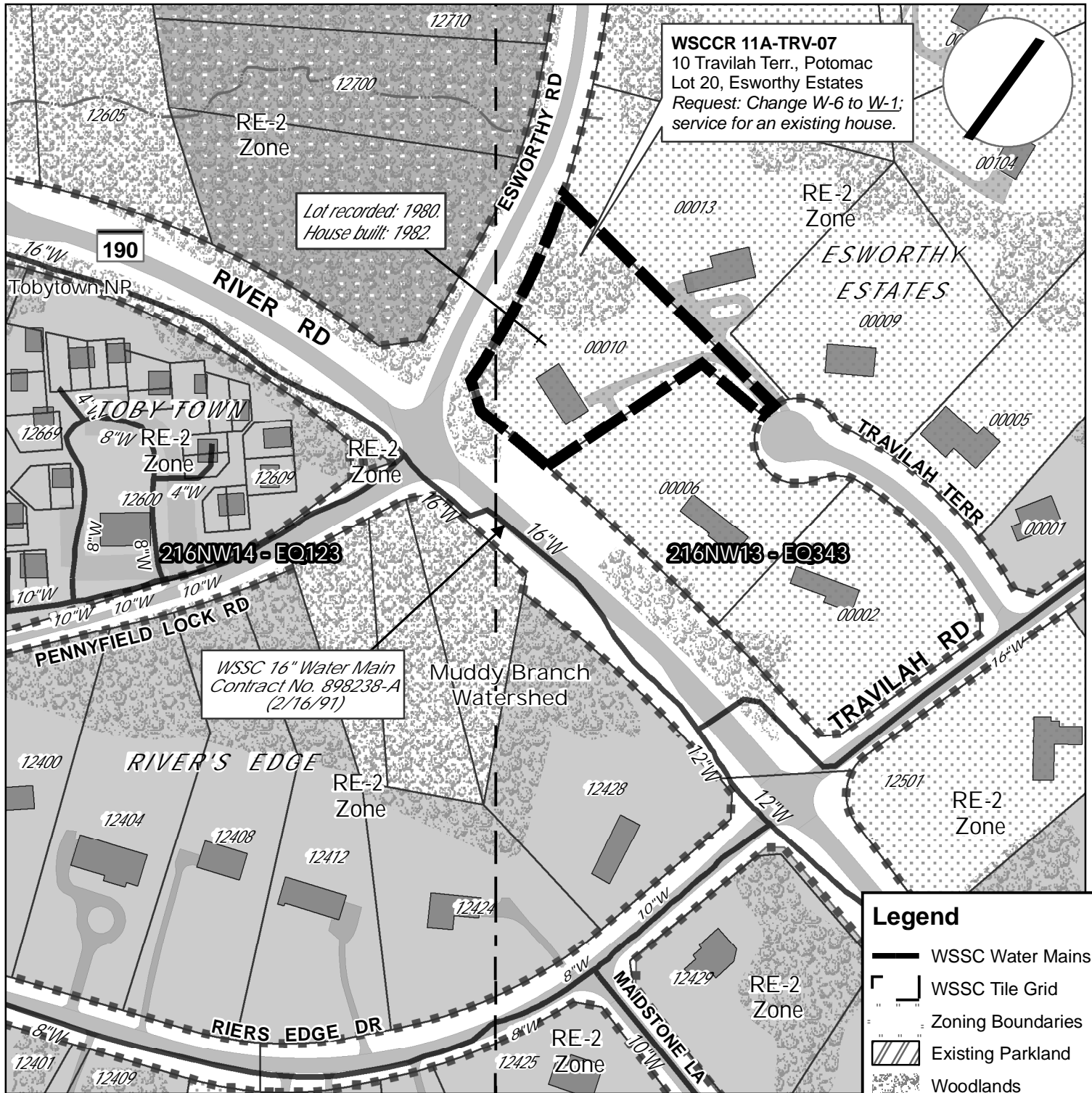
DPS:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Water Service Area Categories Map: WSCCR 11A-TRV-07 (Victor Scott)



Legend

- WSSC Water Mains
- WSSC Tile Grid
- Zoning Boundaries
- Existing Parkland
- Woodlands

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6



DEP
Water and Wastewater
Policy Group

0 100 200 400 600 800

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

2) Property/Site Description and Development:

Address 10 Travilah Terrace, Potomac MD
 Property's TAX ID # (please provide, if known) Acct No 01971957
 Property/Site Size 88,331 sq ft Identification (ie, Parcel #) Esworthy Estates Lot 20
 Location/Closest cross-street Property borders on River Rd & Esworthy Rd.
 Current Use Residential Proposed Use Residential - Single Fam Home
 Subdivision Plan No. & Status Esworthy Estates Lot 20

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-1 ☒ OR No Change ☐ Multi-Use ☐ Shared ☐
 Current Sewer Category: S- Requested Sewer Category: S- ☒ OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Exploring the possibility of switching to WSSC from a well

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: / Email OR US Mail

Water ~~Sewer~~
 WSSC Tile 216NW13
 Tax Map EG343
 Plan No.
 Process AD
 Master Plan Potomac (2002)
 Planning Area Travilah
 Zoning RE-2
 Zoning Activity
 Watershed Muddy Cr.
 CSPS Subwatershed
 State Watershed Use Class I
 GIS File

WSSCR 11A-TRV-08: Ravinder & Ritu Kapoor

Anticipated Action Path: County Council November 2011 Packet

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 10401 Boswell La., Potomac • Parcel P666, Wickham & Pottinger Piney Level • District 04, acct. no. 00053133 • Map tile: WSSC – 217NW10; MD – FR31 • North side of Boswell La. at Glen Mill Rd. • RE-2 Zone; 2.00 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) – Piney Branch subwatershed (Mont. Co. SPA) • <u>Existing use</u>: one single-family house (built 2006) <u>Proposed use</u>: same, sewer service for the existing house 	<p>Service Area Categories:</p> <table> <tr> <th>Existing</th><th>Requested</th></tr> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p>Applicant's Explanation</p> <p><i>(Summarized from the applicant's June 28, 2011, letter – attached)</i> The only acceptable location for the existing septic system is at the front of the property which allows for little to no additional parking space for visitors. Guests have to park along Boswell La. and nearby roads, and it is hazardous to walk along these roads to get to the applicant's house. The applicants have asked the County to construct sidewalks along the roads, but have not had success due to lack of support from their neighbors. Providing public sewer would eliminate the need to depend on the septic system, allow for more parking area on the property, and thereby create safer access to the applicant's home.</p>	Existing	Requested	W-1	W-1 (no change)	S-6	S-3
Existing	Requested						
W-1	W-1 (no change)						
S-6	S-3						

DEP Note: The property is within the Piney Branch Watershed and subject to the restricted sewer access policy in the Water and Sewer Plan. Aerial photography shows that the existing house replaced a smaller house that previously occupied the property. DPS Well & Septic – Please provide a copy of the septic system permit (no. 340774) for the existing system, showing the initial and reserve field areas.

Agency Review Comments

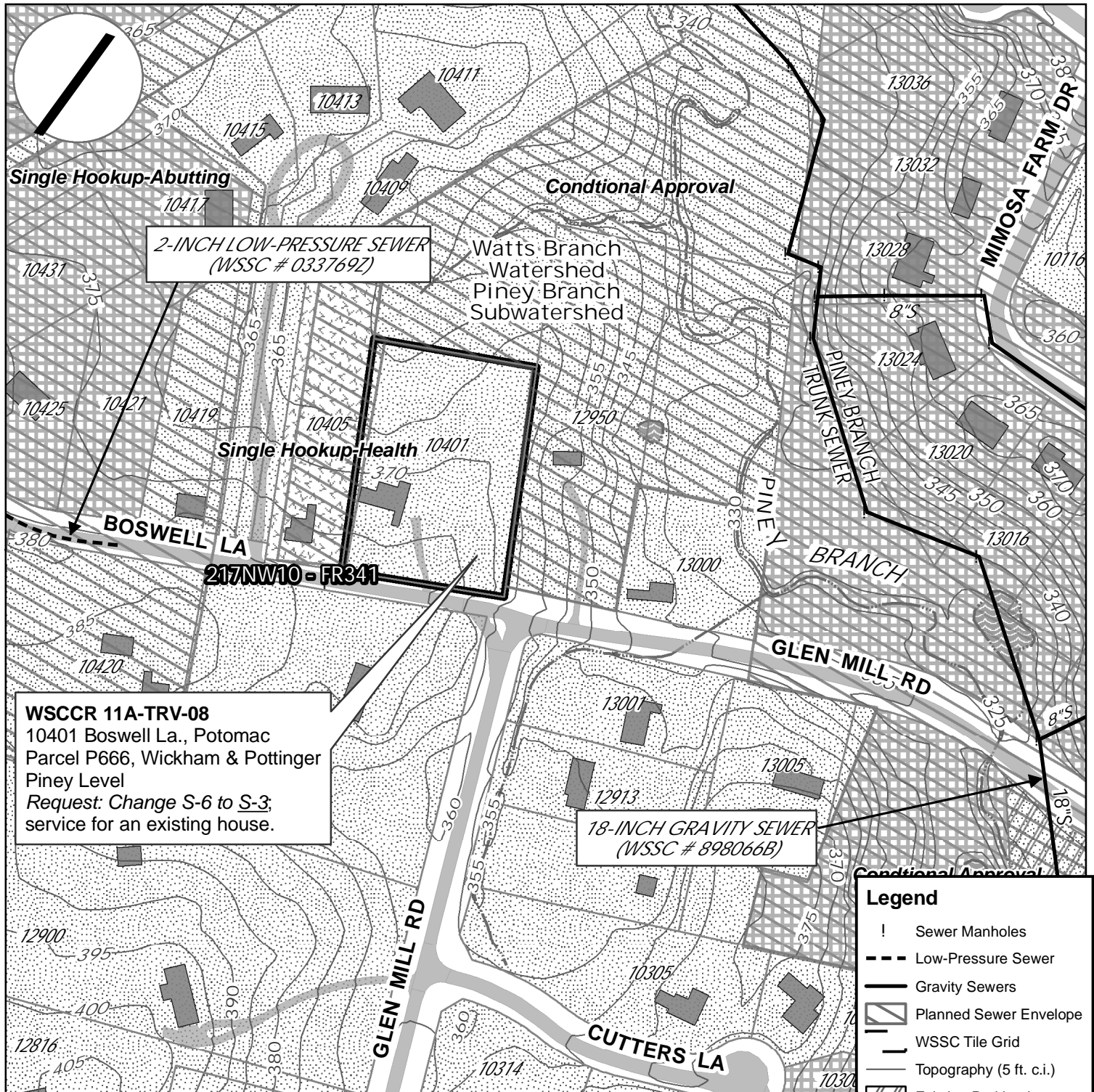
DPS:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Catagories Map WSSCR 11A-TRV-08 (Ravinder & Ritu Kapoor)



WSSCR 11A-TRV-08
10401 Boswell La., Potomac
Parcel P666, Wickham & Pottinger
Piney Level
Request: Change S-6 to S-3
service for an existing house.

18-INCH GRAVITY SEWER
(WSSC # 898066B)

Legend

- ! Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- ▨ Planned Sewer Envelope
- ▧ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland

Sewer Categories

- ▨ S-1
- ▨ S-3
- ▨ S-4
- ▨ S-5
- ▨ S-6
- ▨ Planned Sewer Envelope

Travilah Planning Area



DEP
Water and Wastewater
Policy Group

0 100 200 400 600 800

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

2) Property/Site Description and Development:

Address 10401 BOSWELL Ln., POTOMAC, MD 20854
Property's TAX ID # (please provide, if known) _____
Property/Site Size ~ 2 Identification (ie, Parcel #) P666
Location/Closest cross-street _____
Current Use SFH Proposed Use SFH
Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W- _____ Requested Water Category: W- _____ OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S- 6 Requested Sewer Category: S- 3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

(please see attached letter)

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: ☒ Email OR _____ US Mail

Water Sewer
WSSC Tile 217NW10
Tax Map FR341
Plan No. _____
Process Council
Master Plan Potomac (2002)
Planning Area Travilah
Zoning RE-2
Zoning Activity _____
Watershed Watts Br. - Pines Br. (SPA)
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____
CCRFrmJuly05.doc

June 28, 2011

Ravinder Kapoor
10401 Boswell Ln.
Potomac, MD 20854

Dear Montgomery County Government:

This letter is an attachment to my formal application requesting one public sewer hook up for my property – I wanted more writing space to explain my situation and reason for the request. First of all, I'm a lifelong Montgomery County resident attending elementary, middle and high schools in the county and I have lived at 10401 Boswell Lane for about 5 years now. My father was a long-time employee as a librarian for the Montgomery County Public Schools. When he passed in 1996, we wanted to live close to my mother who is a single widow living in the nearby Potomac Glen neighborhood. So we bought an older house on Boswell Lane, just around the corner from my mother.

Growing up in the county, my parents always bought a home in a traditional neighborhood so building this home was quite an experience for my wife and kids. Being novices at the building process we did not plan everything perfectly, nor did we understand the county permitting process and our builder simply built the house according to design, regulations and codes. For example, when we bought the property back in 2002 our septic field was failing, there were foul odors in the backyard after heavy rains. We were getting nervous if we could even live or rent out the older house that was previously on the lot. I Emailed the county requesting sewer hook up (see attached Emails) and was given the standard response – I got busy in my life and did not pursue further at the time. My neighbor at the time, Mr. Warner, also had a failing septic and he pursued it further and was granted approval for a sewer hook up.

After living with my mother for several years, we saved up enough money to finally build our dream home. We started taking loans, getting plans, we were very nervous whether we could even get the property to perk. Perk tests were attempted ... and finally only the upper, front corner of the property perked to support a septic field. It is located immediately to the right of the house as you face the front. Again, a little short sighted planning on our part I guess because now we have a big problem. Since no one is allowed to drive or park on the septic field, there is simply no place to park when we have social gatherings. People have to park all over the street or other streets and since there is no safe sidewalk for pedestrians this causes a very big safety hazard for our guests and visitors. On two occasions (once a little girl, and another time a guest) almost got ran over because cars go so fast on Boswell and there are no speed bumps !!! We were horrified, thank goodness nothing happened so far.

I have tried everything to make it safer, we even had many of the small trees in front of the house removed in hopes that there will be a safer path and some safe parking but this has not helped because

the parking is not enough and it is still unsafe. I've pleaded with the county to put a safe side walk for my kids and guests but it is virtually impossible to get one because of the approvals required from the home owners. Since we are secluded with no neighbors or a neighborhood we like to have parties often for us and the kids to have company. So if we had a public sewer hook up, people could safely park and drive on the area next to our house for safe parking during our frequent gatherings.

So I would appreciate your approval to change our sewer category from category 6 to category 3 this is our last resort and I hope the county will do the right thing to make it safer for everyone and avoid a disaster waiting to happen. I would like to hook up to sewer for my house only, nothing else. I would imagine there would not be much opposition for my request considering the fact that we are the ONLY house north of Boswell lane that is Category 6. Seriously, EVERYONE ELSE on my street has gotten approval – it doesn't seem fair. If not addressed I may be forced to use that area for parking for safety which would make the septic field fail if it has not already done so and since there is no other area that perks we would eventually have to get hook up anyway.

I really appreciate your consideration on this serious issue. Please do not hesitate to call or email me anytime if you have questions or concerns.

Sincerely,



Ravinder Kapoor
Montgomery County Resident